

HANOVER HOUSE

100 Hanover Street Fredericksburg, Virginia | June 18, 2020 Revision

PROJECT DATA:

- PARCEL AREA: 0.448 AC=19,539 SF
- BLDG. AREA: 28,566 GSF
- BLDG HT.: FOUR STORY, 56' TO RIDGE
- 2,755 SF GROUND FLOOR COMMERCIAL
- 24 RESIDENTIAL UNITS
 - 3 STUDIOS WITH ONE BATH
 - 14 ONE BEDROOM | ONE BATH
 - 7 TWO BEDROOM | TWO BATH
- 250 SF FITNESS CENTER

PARKING REQUIRED 972-53.1.C.2

Dwelling, Upper Story (0.5/DU) = 12

Restaurant (1/180 SF) = 19

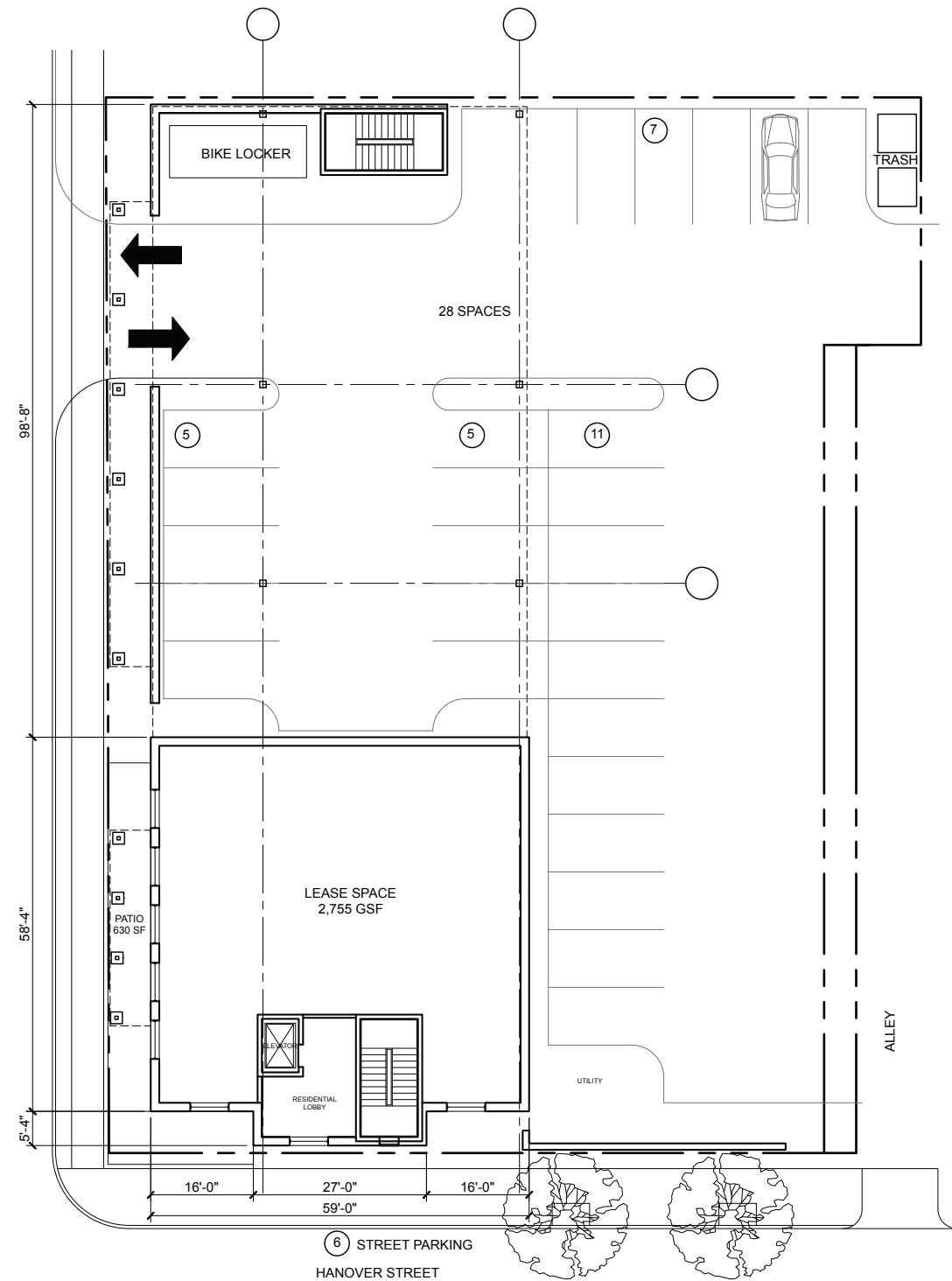
TOTAL REQUIRED = 31

TOTAL PROVIDED = 34 (incl. 6 on Hanover)

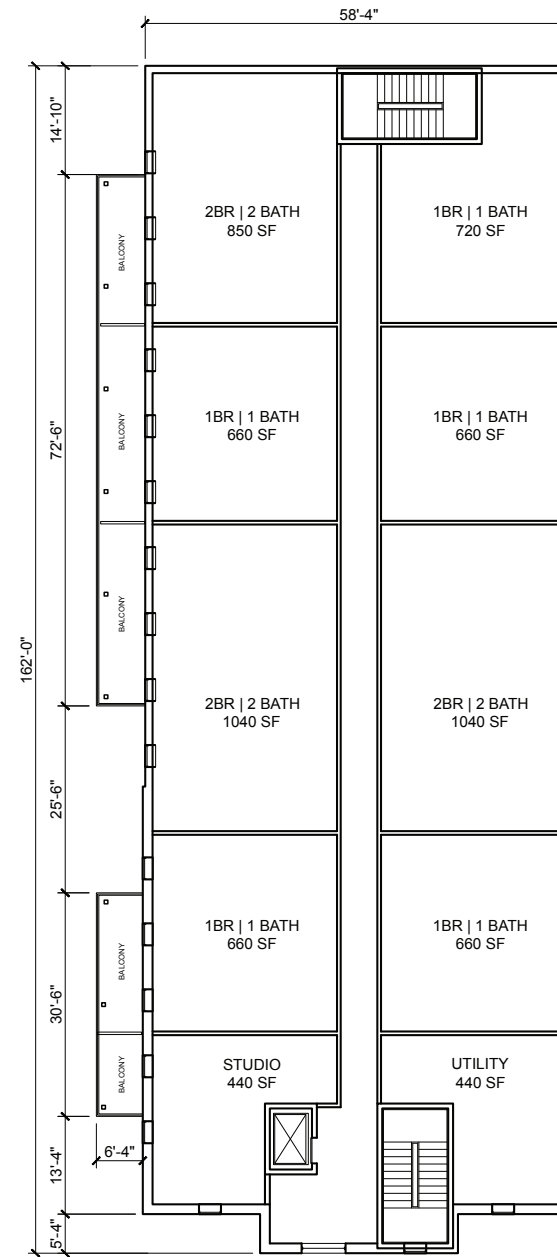
BICYCLES = 12

ADDITIONAL INFORMATION:

- HEIGHT TO RIDGE: 56'
- FAR (3.225 PERMITTED): 1.46
- 15% GROUND FLOOR COMMERCIAL REQUIRED - 30% PROVIDED
- MAXIMUM 40 UNITS/ACRE



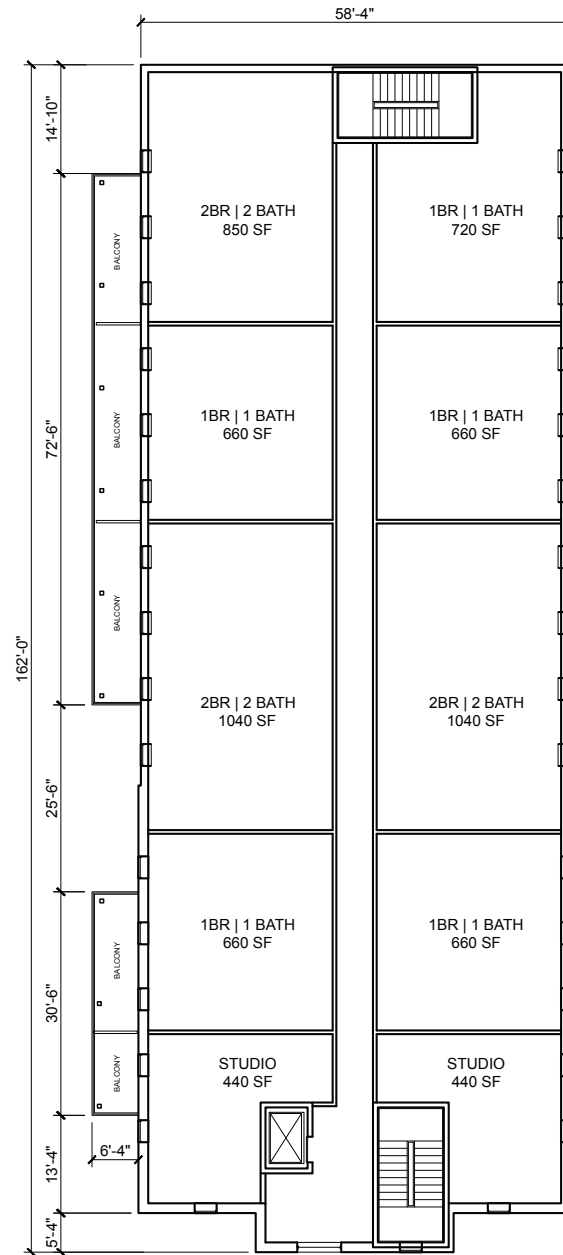
FIRST FLOOR
3,586 GSF



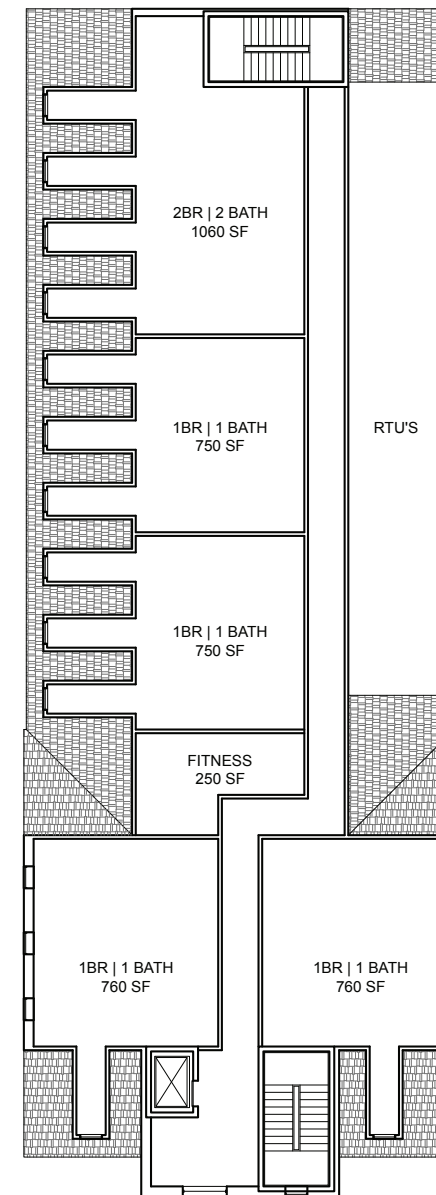
SECOND FLOOR
9,330 GSF

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THIRD FLOOR
9,330 GSF



FOURTH FLOOR
6,320 GSF

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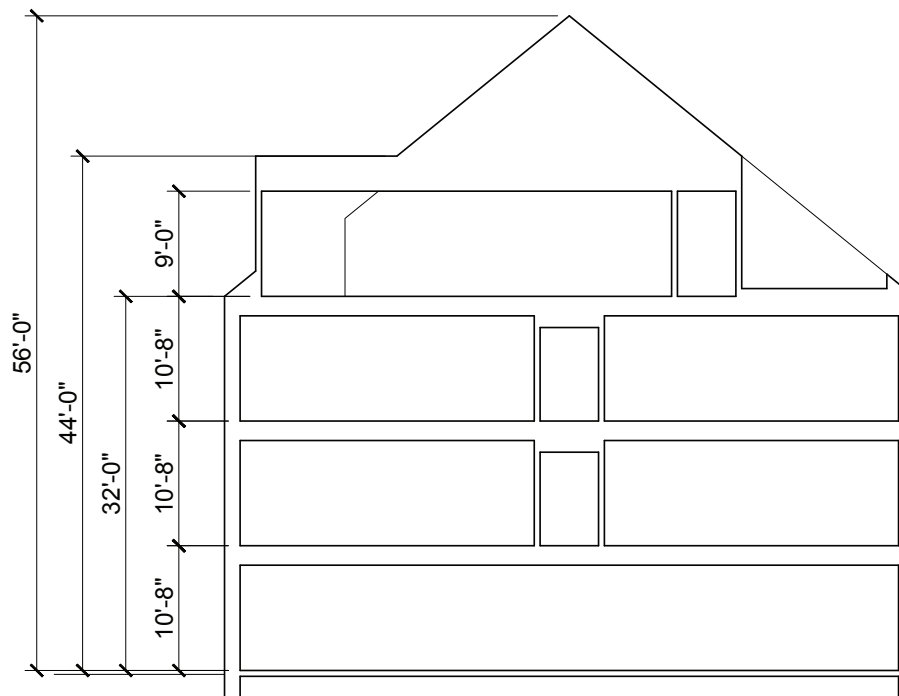
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SOPHIA STREET ELEVATIONS



HANOVER STREET ELEVATIONS



SECTION

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EXISTING VIEW DOWN HANOVER STREET

THE STREET EXPERIENCE EXPANDS ON THE EXISTING STREETScape (TREES AND LIGHTING AND FURNISHINGS) AND ADDS OUTDOOR DINING OPPORTUNITY AT THE CORNER BY PULLING THE BUILDING BACK. A THREE STORY PORCH ADDITION ADDS ADDITIONAL LIFE TO THE CORNER.

MATERIALS:

- CONCRETE PODIUM WITH BOARD FORMED PATTERN
- BRICK VENEER
- LAP SIDING (HORIZONTAL)
- STEEL AND TIMBER PORCHES



VIEW AT THE CORNER OF SOPHIA AND HANOVER STREETS

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VIEW ALONG SOPHIA STREET

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